

rbmp

Manchester 0161 706 0158

London 020 3488 0657

studio@rbmp.co.uk

www.rbmp.co.uk / www.verifiedviews.co.uk

©rbmp ltd.

Landscape Masterplan

INTRODUCTION

The private roof gardens over five levels offer well-proportioned, segregated external spaces for residents with a range of characters from the natural open space with feature trees to the private secluded seating areas within the terraces. Planting has been developed to offer year-round seasonal interest as well as screening.

The ground floor levels offer specific natural play provision. This is within the CPG 2018 and London Plan recommendations for this size of development which recommends a minimum of 248.3sqm provision. In this space, low maintenance planting beds enclose the space and create areas of year-round interest including a sensory garden and climbers. Spaces within the courtyard will be delineated by differing paving materials and layouts with pavers setts providing a smaller scale 'waiting' environment for seating and meeting away from main entrance walkway.

All terrace hard areas are paved with high quality concrete paving to provide informal patio seating spaces while softer areas are proposed throughout to help delineate the spaces and offer focal points. The terraces achieve a balance between maximising available entertainment space, views out to the surrounding area, and providing a sense of enclosure and intimacy in line with their domestic character.

The layered planting within the first floor provides richness, seasonal flux and ephemerality. The change in the seasons will be expressed, with plants and trees that exhibit best at those times of the year. For example the feature Liquidambar styraciflua 'Worplesdon' will turn to a rich red during the autumn months.

A strong framework of structural, architectural and evergreen plants across all terraces will provide constancy, year-round verdancy and a sense of oasis. Planting beds will be fully planted with low maintenance herbaceous planting to present a cohesive scheme.



Detailed Area - Level -1

NOTES

Lower-ground floor terraces. Planting has been used primarily as screening to enclose the private terraces. The planting between terraces will be a shade tolerant fern mix. The planting strip (note 3) will be a 800mm height Year 1 *Deschampsia cespitosa* 'Bronzeschleier' (5L) set out as a hedge screen.

SHADED FERN MIX:

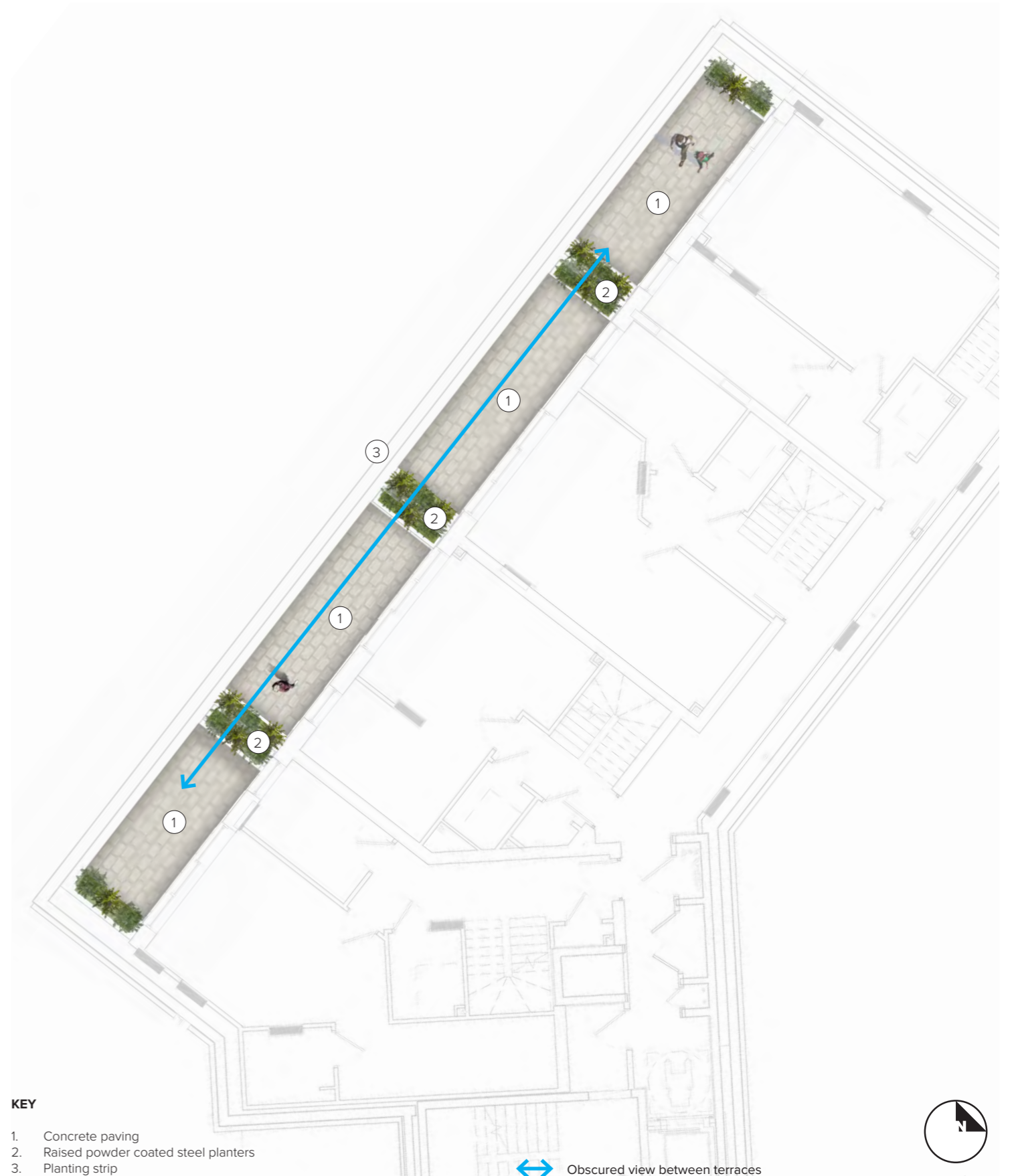
Shady Fern & Stone Mix
 Ferns and ground cover plants planted amongst varying sizes of stone cobbles and boulders:
Asarum europaeum
Asplenium scolopendrium
Dryopteris filix-mas
Dryopteris wallichiana
Polystichum setiferum



Deschampsia cespitosa 'Bronzeschleier' - provide hedge screening down into light-wells.



Fern planting within lightwells in low profile planters. Opportunity for lighting between.



Detailed Area - Level 0

NOTES

The entrance area has been delineated with 2no. trees (Ligustrum Japonicum, Privet) either side of the gates providing a focal point for the entrance and helping screen the corridor view into the courtyard.

The courtyard has been setout with resin bound gravel for ease of maintenance and also to allow percolation of rain water.

The play area is set out with a bonded rubber surface. Informal play apparatus will be provided.



1. Resin bound paving



2. Bonded rubber surface

SOFT LANDSCAPE

Planting has been chosen to provide year round interest and cope with the mostly shaded aspect. Climbing plants will be trained against the existing wall.

SHADED ORNAMENTAL MIX:

- Carex morrowii 'Ice Dance'
- Erythronium californicum 'White Beauty'
- Geranium macrorrhizum 'Spessart'
- Hedera helix 'Hibernica'
- Helleborus × hybridus
- Liriope muscari
- Luzula sylvatica
- Milium effusum 'Aureum'
- Stipa tenuifolia
- Vinca minor alba
- Verbena bonariensis
- Dicksonia antarctica



KEY

- 1. Resin bound access path surface
- 2. Entrance gates
- 3. Planting strip
- 4. Bike storage provision
- 5. Playground rubber surface



NTS.

Detailed Area - Level 1

NOTES

Non-accessible roof garden.

Mixtures of trees and mature planting helps to screen views between residential units and provides an tranquil green/biodiverse oasis at the heart of the proposed scheme.

The most striking new feature will be a single mature Liquidambar styraciflua 'Worplesdon' – Sweet Gum 'Worplesdon' providing an incredible raised focal feature.

SOFT LANDSCAPE

Planting has been chosen to provide year round interest and cope with the shaded aspect within the core of the development. Trees have been chosen to provide year-round screening between residential units.

SHADED ORNAMENTAL MIX:

- Carex morrowii 'Ice Dance'
- Erythronium californicum 'White Beauty'
- Geranium macrorrhizum 'Spessart'
- Hedera helix 'Hibernica'
- Helleborus × hybridus
- Liriope muscari
- Luzula sylvatica
- Milium effusum 'Aureum'
- Stipa tenuifolia
- Vinca minor alba
- Verbena bonariensis
- Dicksonia antarctica

SHADED FERN MIX:

- Shady Fern & Stone Mix
- Ferns and ground cover plants planted amongst varying sizes of stone cobbles and boulders:
- Asarum europaeum
- Asplenium scolopendrium
- Dryopteris filix-mas
- Dryopteris wallichiana
- Polystichum setiferum

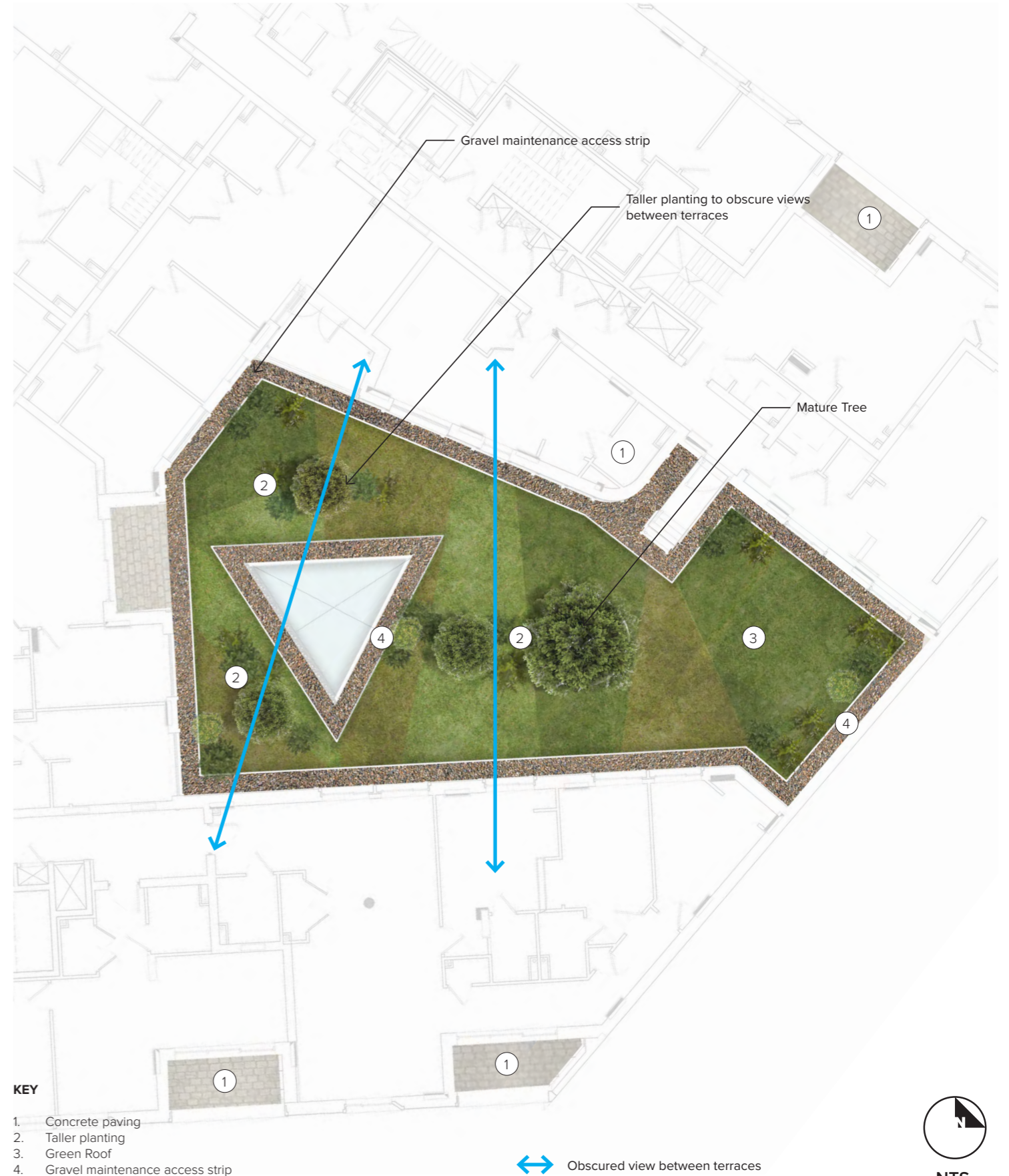
TREES:

Liquidambar styraciflua 'Worplesdon'



Size 3m height.

Prunus Lusitanica



NTS.

Detailed Area - Level 2

NOTES

Private terraces provide maximum usable spaces along with raised green buffer planters to screen views between.

HARD LANDSCAPE

Powder-coated steel planter containers height 600mm provide area for planting. Mahina Concrete Paving in Mahina Natural. Size: 600x600mm



1. Concrete Paving



2. Powder Coated Steel Planters

SOFT LANDSCAPE

Robust, easily maintained species that grow to close gaps quickly and offer excellent visual and amenity value throughout the seasons.

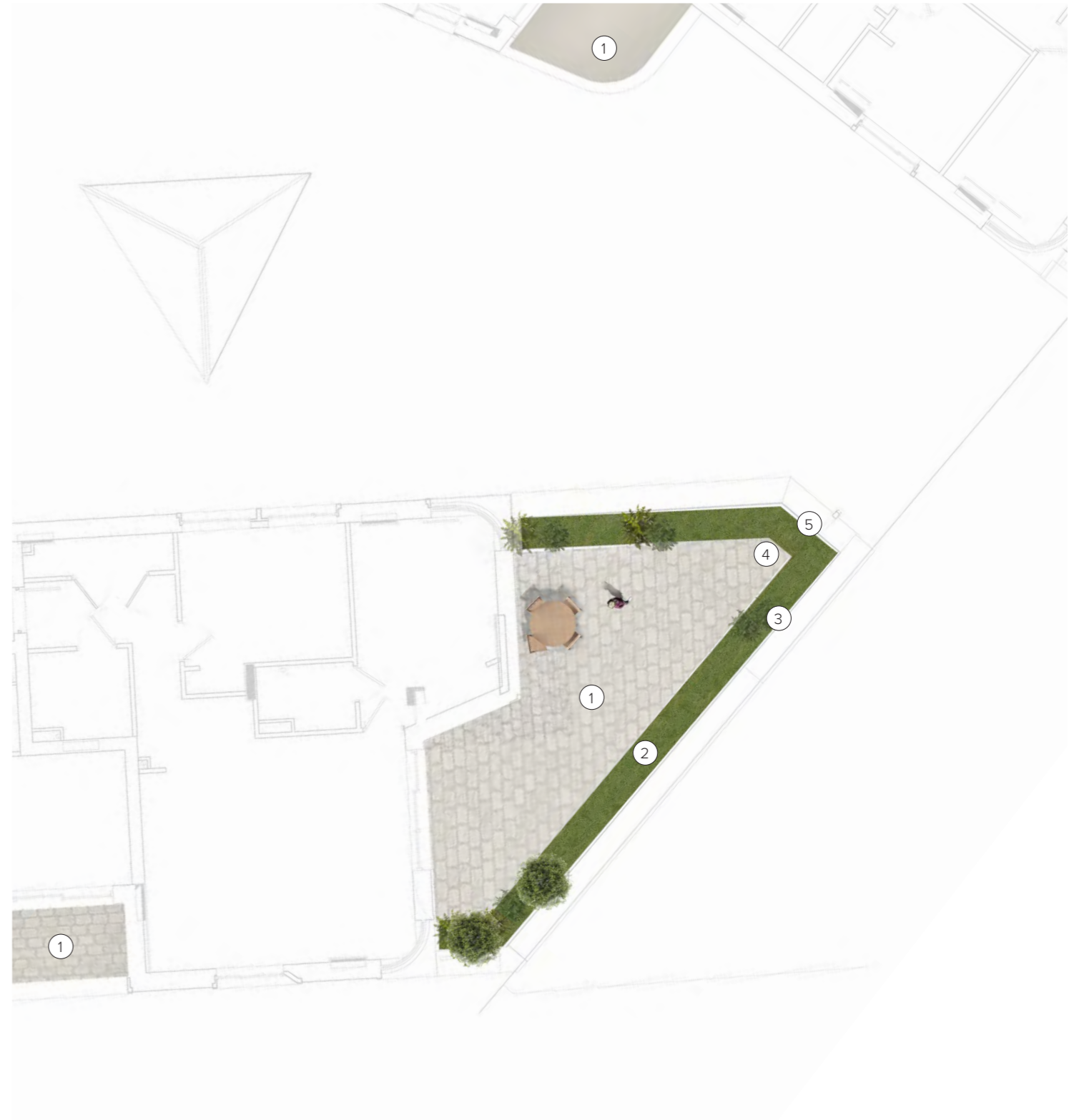
Plant selection considers influencing factors such as drought tolerance, flowering and leaf interest, maintenance frequency and be good for pollinators, Plant selection will be both native and ornamental.

SHADED ORNAMENTAL MIX:

Carex morrowii 'Ice Dance'
 Erythronium californicum 'White Beauty'
 Geranium macrorrhizum 'Spessart'
 Hedera helix 'Hibernica'
 Helleborus x hybridus
 Liriope muscari
 Luzula sylvatica
 Milium effusum 'Aureum'
 Stipa tenuifolia
 Vinca minor alba
 Verbena bonariensis
 Dicksonia antarctica

TREES:

Prunus avium (multi-stem)



KEY

- 1. Concrete paving
- 2. Raised powder coated steel planters
- 3. Railing
- 4. Green Roof
- 5. Gravel maintenance access strip



NTS.

Detailed Area - Level 4

NOTES

Private terraces provide maximum usable spaces along with raised green buffer planters to screen views between.

HARD LANDSCAPE

Powder-coated steel planter containers height 600mm provide area for planting. Mahina Concrete Paving in Mahina Natural. Size: 600x600mm



1. Concrete Paving



2. Powder Coated Steel Planters

SOFT LANDSCAPE

Robust, easily maintained species that grow to close gaps quickly and offer excellent visual and amenity value throughout the seasons.

Plant selection considers influencing factors such as drought tolerance, flowering and leaf interest, maintenance frequency and be good for pollinators, Plant selection will be both native and ornamental.

SUNNY ORNAMENTAL MIX:

Allium spp.
 Anemone × hybrida 'Honorine Jobert'
 Carex morrowii 'Ice Dance'
 Cornus alba siberica
 Deschampsia cespitosa
 'Bronzeschleier'
 Geranium macrorrhizum 'Spessart'
 Hedera helix 'Hibernica'
 Liriope muscari
 Luzula sylvatica

Miscanthus sinensis 'Kleine Silberspinne'
 Scabiosa spp.
 Polystichum setiferum
 Rosmarinus offi cinalis
 Sarcococca hookeriana var. humilis
 Stipa gigantea
 Viburnum tinus
 Vinca minor alba
 Verbena bonariensis
 Wysteria



2no. Prunus Lusitanica



Detailed Area - Level 5

NOTES

Private terraces provide maximum usable spaces along with low maintenance adjacent green roof.

HARD LANDSCAPE

Powder-coated steel planter containers height 600mm provide area for planting. Mahina Concrete Paving in Mahina Natural. Size: 600x600mm



1. Concrete Paving



2. Powder Coated Steel Planters

SOFT LANDSCAPE

Robust, easily maintained species that grow to close gaps quickly and offer excellent visual and amenity value throughout the seasons.

Plant selection considers influencing factors such as drought tolerance, flowering and leaf interest, maintenance frequency and be good for pollinators, Plant selection will be both native and ornamental.

SHADED ORNAMENTAL MIX:

- Carex morrowii 'Ice Dance'
- Erythronium californicum 'White Beauty'
- Geranium macrorrhizum 'Spessart'
- Hedera helix 'Hibernica'
- Helleborus × hybridus
- Liriope muscari
- Luzula sylvatica
- Milium effusum 'Aureum'
- Stipa tenuifolia
- Vinca minor alba
- Verbena bonariensis
- Dicksonia antarctica



4. Green roof



Detailed Area - Level 6

NOTES

Private terraces provide maximum usable spaces along with raised green buffer planters to screen views between residential units and out across surrounding area.

HARD LANDSCAPE

Powder-coated steel planter containers height 600mm provide area for planting. Mahina Concrete Paving in Mahina Natural. Size: 600x600mm



1. Concrete Paving



2. Powder Coated Steel Planters

SOFT LANDSCAPE

Robust, easily maintained species that grow to close gaps quickly and offer excellent visual and amenity value throughout the seasons.

Plant selection considers influencing factors such as drought tolerance, flowering and leaf interest, maintenance frequency and be good for pollinators, Plant selection will be both native and ornamental.

Sunny Ornamental Mix:

Allium spp.
 Anemone x hybrida 'Honorine Jobert'
 Carex morrowii 'Ice Dance'
 Cornus alba siberica
 Deschampsia cespitosa 'Bronzeschleier'
 Geranium macrorrhizum 'Spessart'
 Hedera helix 'Hibernica'
 Liriope muscari
 Luzula sylvatica

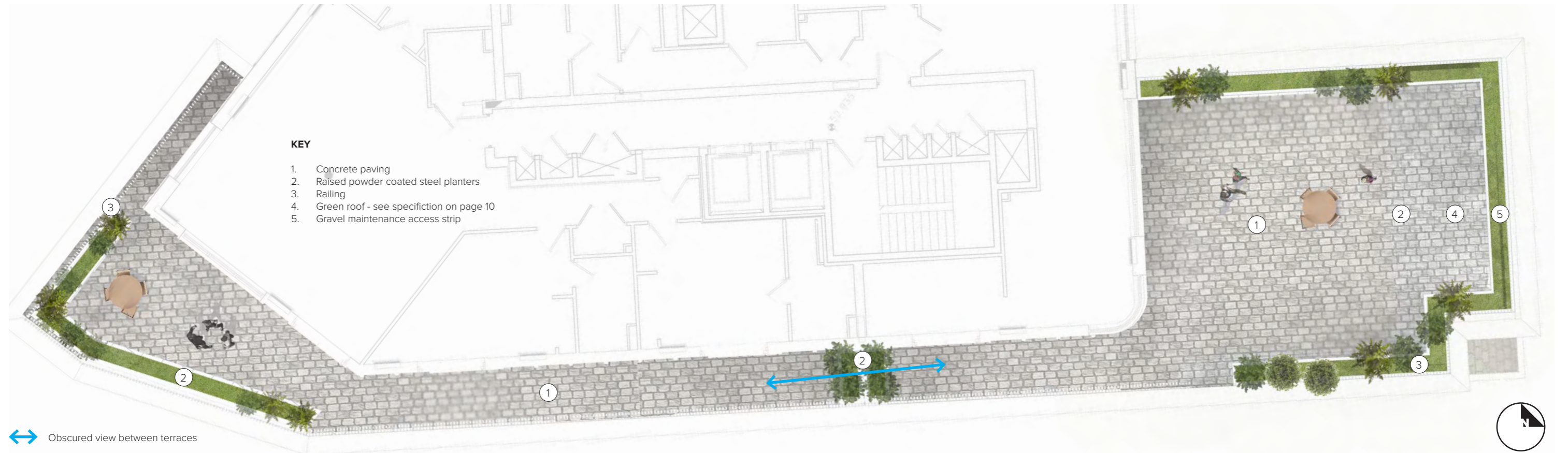
Miscanthus sinensis 'Kleine Silberspinne'
 Scabiosa spp.
 Polystichum setiferum
 Rosmarinus officinalis
 Sarcococca hookeriana var. humilis
 Stipa gigantea
 Viburnum tinus
 Vinca minor alba
 Verbena bonariensis
 Wysteria

TREES:

Prunus avium (multi-stem)

GREEN ROOF:

UK Native British Provenance Seed Mix. See specification on page 10



↔ Obscured view between terraces



Detailed Area - Level 7 Green Roof

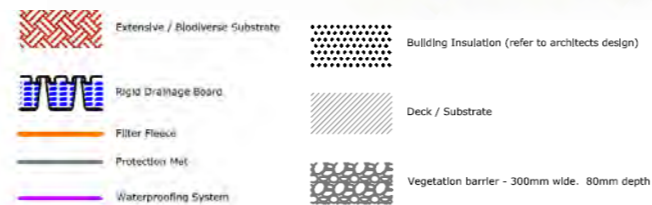
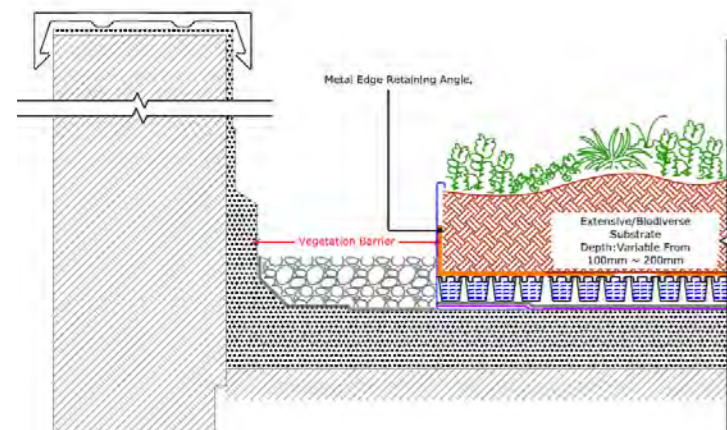
NOTES

A blend of seed, tackifier and additives developed to maximise diversity of vegetation on green roofs. The Mix has all the components required to improve the germination and the successful establishment of vegetation for a variety of rooftop conditions: light and shade; exposed and sheltered.
Green Roof Mix Details:

- UK Native British Provenance Seed Mix
- 49 Species
- 31 species of which 8 are annuals
- 8 Grasses/Sedge
- 2 Sedum species
- 35 of the wildflowers are classed as RHS Perfect for Pollinators
- 12 Butterfly and moth larval food plants
- Shade tolerant species
- Low growing to medium height
- Mix percentages; 65%perennial wildflowers, 20% annuals & 15% grasses



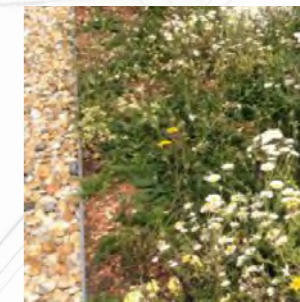
SUGGESTED DETAIL



1. Concrete paving



2. Green roof



3. Gravel maintenance access strip

KEY

1. Concrete paving
2. Green roof
3. Gravel maintenance access strip



NTS.

Management and Maintenance

OVERVIEW

The maintenance regime will ensure the successful establishment of the planting and long-term care of the hard landscape to maintain the desired aesthetics and functionality.

This will mean regular inspections and maintenance visits to ensure the area is free from litter and in a safe condition, to maintain and street furniture elements in a good state of repair, keep the planting lush, vigorous and successful and in the manner intended in the detailed design, and to make good any defects particularly during the defects period.

MAINTENANCE OPERATIONS 1-2 YEARS

Operations will generally be carried out weekly, monthly, quarterly, twice yearly, or annually in line with a detailed maintenance matrix from the contractor. For general planting works maintenance operations during the defects period (years 1-2 after planting/construction) will include:

- Weeding to reduce competition from unwanted species and ensure healthy strong growth and establishment;
- Watering;
- Checking irrigation, aeration and other systems;
- Checking plants are firmly bedded in and in good condition;
- Pruning, both at ground and elevated levels;
- Replacement, in the next planting season, where planting has failed or suffered from pest damage or vandalism;
- Litter removal;
- Checking hard surfaces, signage and site furniture for defects and repairing as necessary in line with the original specification;
- After periods of water inundation, a detailed inspection of all hard and soft landscape affected to ensure no damage has occurred, debris/litter removal and jet wash cleaning of all hard surfaces to remove any silt.
- Checking of permeability of paving and drainage channels.
- Hard landscape chewing gum removal, check and repair joints after movement or settlement.

MAINTENANCE OPERATIONS 3-5 YEARS

Operations will generally be carried out weekly, monthly, quarterly, twice yearly, or annually in line with a detailed maintenance matrix from the contractor. During the establishment period (years 3-5) maintenance operations will continue to ensure the successful establishment of the new planting works and keep the site in a good state of repair. Operations will include:

- Weeding to maintain planting beds in a weed free condition for the third year. After this planting should be sufficiently established to keep weeds to a minimum however periodic checks will take place to ensure that inappropriate weeds are removed;
- Pruning and inspection of tree;
- Litter removal and maintenance of all hard landscape features will continue to ensure they are maintained in a good state of repair;
- After periods of water inundation, a detailed inspection of all hard and soft landscape affected to ensure no damage has occurred, debris/litter removal and jet wash cleaning of all hard surfaces to remove any silt.
- Hard landscape chewing gum removal.
- Check and repair joints after movement or settlement and check for integrity of units and uneven surfaces.

MAINTENANCE OPERATIONS 3-5 YEARS

An ongoing programme of management and maintenance will be carried out with the aim of ensuring the site is safe for users and ensuring the continued successful development and retention of landscape features.